

Horsham

Ghyll House Farm and Land, Broadwater Lane, Copsale, West Sussex RH13 6QW

- **A Freehold Detached Farm House (Ghyll House) (Fire Damaged)**
- **Two Detached Bungalows (1 & 2 The Paddocks)**
- **1 The Paddocks (Bungalow) Occupied on Terms Unknown**
- **2 The Paddocks (Bungalow) Vacant**
- **Together with Associated Land**
- **Occupying a Total Site Area extending to Approximately 2.094 Hectares (5.175 Acres)**
- **To be offered Collectively as One Lot**

On the instructions of
Joint Fixed Charge Receivers 

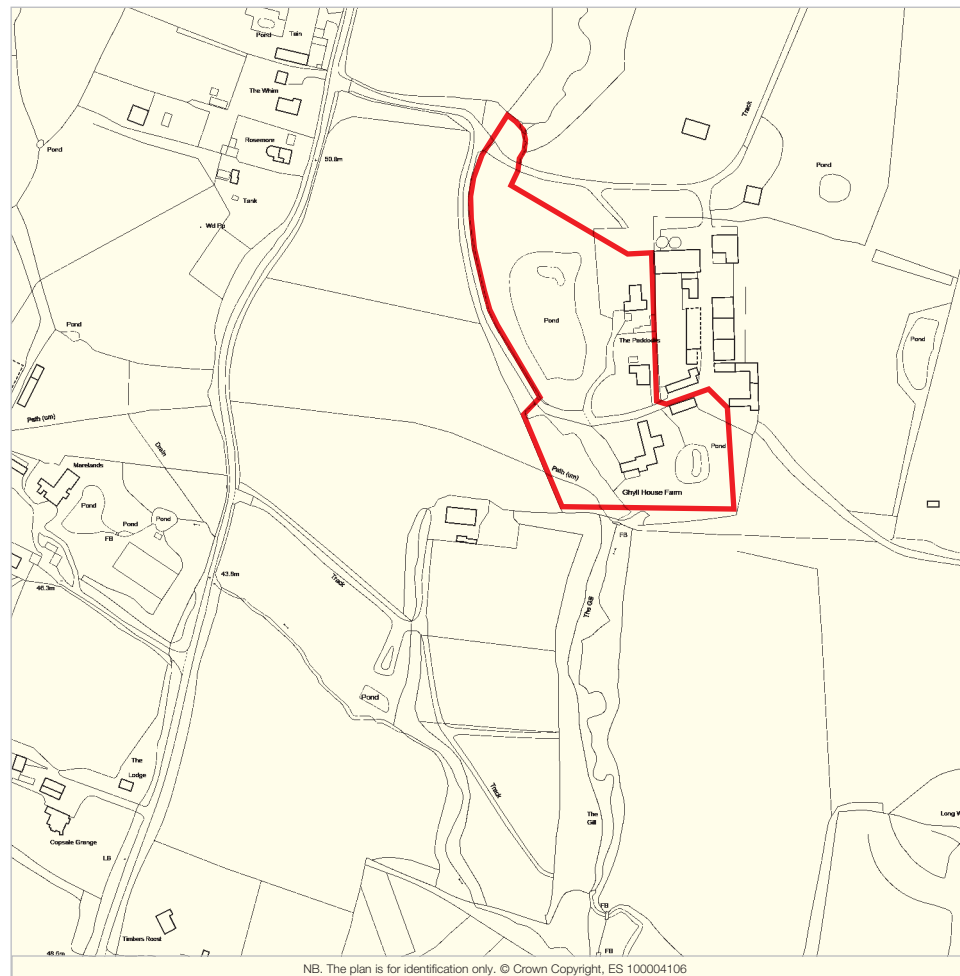
To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 236'.

Seller's Solicitor

Messrs Berwin Leighton Paisner (Ref: SK).
Tel: 0203 400 4625.
Email: sara.khan@blplaw.com

Freehold House, Two Bungalows and Land



Tenure

Freehold.

Location

The property is located to the east of Broadwater Lane, to the north of its junction with Copsale Road. Local amenities are available within Southwater village, together with Southwater Leisure Centre and Country Park. The further and more extensive shopping facilities of Crawley are available to the north-east. Horsham Rail Station is approximately 4.8 miles to the north. Regular services run to London Victoria with an approximate journey time of 27 minutes. The nearby A24 provides access to the M25 Motorway. Castlewood Primary School and Southwater Junior School are close by in Southwater village.

Description

The property comprises a detached farm house (fire damaged), two detached bungalows and associated land. Occupying a total site area extending to approximately 2.094 hectares (5.175 acres). The plan is for identification purposes only and prospective purchasers should refer to the title plan in the legal pack.

To be offered collectively as one lot.

Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out below was from a Valuation Report.

Total Site Area Approximately 2.094 Hectares (5.175 Acres)

NB. 1 The Paddocks is occupied by individuals, who claim that they reached an agreement with the owner to purchase the property. However, no documentary evidence for the agreement has been provided to the Receivers to corroborate this, nor was the alleged transaction approved by the bank. Ghyll House Farm is currently subject to a claim by an individual, who claims to have a right of occupation as the beneficiary of the Ghyll House Farm Trust. The Receivers gave notice to terminate any right of occupation in April 2012 and dispute any right to on-going occupation of Ghyll House Farm.

Property	Accommodation	Terms of Tenancy
Ghyll House	Prior to fire damage, we understand the property provided Twelve Room Accommodation and extended to approximately 524.3 sq m (5,644 sq ft)	–
1 The Paddocks	Two Bedroom Accommodation Approximately 88.9 sq m (957 sq ft)	Occupied on terms unknown
2 The Paddocks	Two Reception Rooms, Three Bedrooms, Kitchen, Bathroom with Shower, WC/wash basin. Approximately 139.4 sq m (1,500 sq ft)*	Vacant
Land	Land to the north and south of Ghyll House Approximately 11.5 Acres	–

*Was internally inspected by Allsop.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Ghyll Farm House



2 The Paddocks